

53-55, High Street, Brentwood

CM14 4RH



To Let

5,284 sq ft
(490.90 sq m)

£85,000 per annum

Class E Retail Unit

- Prominent High Street Position
- New Lease Terms Available
- 5,284 sq ft (491 sq m)
- Suitable for all Class E Uses

Description

The property comprises a prominent high street retail unit situated mainly over ground floor, with offices, stores and staff facilities at first floor level.

Location

The property is located on the north side of Brentwood High Street within the prime retail pitch. Neighbouring retailers include Boots, Marks and Spencer, Tesco Express, Pret a Manger, Superdrug, and Holland & Barrett.

Immediately to the rear of the property on William Hunter Way there is Sainsbury's supermarket and Brentwood's main pay & display car park. Brentwood Railway Station, which is 10 minutes' walk from the property, provides access to London Liverpool Street Station. The M25 (J28) and A12 are approx. 10 minutes' drive away.

Accommodation

The property has the following floor areas measured on a GIA basis.

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	4,562	423.82
1st	Retail	722	67.08
Total		5,284	490.90

Terms

The property is to be offered on new lease terms to be agreed.

Rent

£85,000 per year exclusive

Planning and Use

All Class E uses considered

Business Rates

The property has a current rateable value of £55,000

VAT

Value Added Tax is applicable to the rental

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	5,284 sq ft
Rent	£85,000 per annum
Rates Payable	£30,525 per annum
Rateable Value	£55,000
EPC Rating	D (81)

Viewing & Further Information

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